## ordinance no. <u>21-</u>23

### AN ORDINANCE TO AMEND SECTION 501 OF THE ZONING ORDINANCE FOR THE TOWN OF MONTEAGLE, TENNESSEE TO INCLUDE ADDITIONAL RESIDENTIAL LAND USES IN THE R-3 HIGH-DENSITY RESIDENTIAL DISTRICT

WHEREAS, Tennessee Code Annotated (TCA) § 13-7-201 provides the authority for the zoning of territories within a municipality; and

**WHEREAS**, the Monteagle Regional Planning Commission has certified zoning districts as provided for in *TCA* § 13-7-202; and

WHEREAS, TCA § 13-7-204 authorizes amendments to a zoning map and text of the zoning ordinance; and

**WHEREAS**, in accordance with *TCA* § 13-7-203, subsection (a), the Monteagle Regional Planning Commission has approved and recommended the zoning ordinance amendments herein described to the Monteagle Mayor and Board of Aldermen; and

**WHEREAS**, in accordance with *TCA* § 13-7-203 subsection (a), an advertised public hearing was held regarding this zoning ordinance amendment.

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MONTEAGLE, TENNESSEE, that Section 501, Schedule of Permitted Uses, be amended as shown on Attachment 1. This amendment permits the following land uses in the R-3 High-Density Residential District: Duplexes, Mobile Homes (double-wide), Single Family Dwellings and Temporary Dwelling Units.

**BE IT FURTHER ORDAINED THAT** this Ordinance shall be effective immediately upon final passage, the public welfare requiring it.

First Reading:	12-13-21
Second Reading	1-31-22
Date of Public Heari	ing: 1-31-22

Mayor, Town of Monteagle

Town Records

#### **ATTACHMENT 1**

# CHAPTER 5 LAND USE SCHEDULE AND REGULATIONS

#### 501 Schedule of Permitted Uses

The following tables identify the uses permitted in each zoning district, subject to any requirements listed in the corresponding section number. Any use which is not marked as a permitted use shall be prohibited within that district. The variance process shall not be used to approve a prohibited use.

RESIDENTIAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Apartments and condominiums							•	•	•	,
Customary home occupations	erentement entre entre en autobiologis	nder sud Methode follower of the following control and	brestminicos/An -Angros, inicipa	TOTAL COMMENTS AND THE COMMENTS OF THE COMMENT	THE POST OF THE PERSON NAMED IN COLUMN			•	•	Section 518
Duplexes	***************************************					•	•	•	•	
Group quarters, dormitories	gitting of the state of the sta	The Alberta Control of the Control of Security (Control of Security (Con	delt recompetition to be edit to be a fill		mmer nemecita (foraccida)(acide es	e North-Madhin Adambe (Seniue Constitutivo)	and the second s	CHANGE THE PROSPECTATION SET WHEN	A delinina and a transfer deline to the second	eterical acentrale le establishe de la companya de
Mixed-use residential	•	n dan in Patrick I belover om disserted open in Jack von	With Control of the C		enorgeo-enierinderturbuum si Meinupet ki	PERSONAL PROPERTY AND ASSESSMENT OF THE PROPERTY OF THE PERSONAL PROPER			of the Principles of the Princ	Section 524
Mobile homes, double-wide		and States Proced and the States of		in terms reduced in more entre	•	•	•		•	Section 525
Mobile homes, single-wide	ALCEC AND A COMMERCE THE PROPERTY OF THE PROPE	THE PROPERTY OF THE PROPERTY OF THE PARTY OF	SHEET AND STREET STREET, STREE	OLIVETU SELENYAS PRINCIPLI	SALDED TO SHEEL AND THE COLUMN CO.	CEPT MEM AND GOVERNMENT AND	markina, ort. Autopatent gåvet Ma	· ·	enclus and MC-MC-GER sec-	Section 525
Mobile home parks	oladdid activacija (laterialis) intaccamacia	northe Military or manifold by	The track in the control of the second secon	en familie with tell population in the		Althoracy Market of all accounts perchasing		•		Section 526
Patio homes	eri eri hire enu un h <b>eksiskasi</b> nisti usi sun ya	f (maglional)michili, (maglionnoco	BOOK TOWN TRACTION TO A PROGRAMMENT	S. Charle & or Annual Secretarion Consumption			•	•	•	Section 527
Single-family dwellings	e citare, escitor actividad estadas	.00004-104-00-14-4/9-40-140-4-7-2	PARKET, THE STREET, MICHIGAN SPEC	No. com Naville Capture of Annual Consider	•		•	•	•	
Temporary dwelling units	Notices interpolation in residence invalidate	BATTICEBUSECTION ABACTICS OF	must in maker of produced in Fadorata.	ARREST MATERIAL SERVICES		•	COMPANY OF THE SECOND CONTRACTOR	Property Contractors and State State	ATTENDED AND THE STREET	Section 536
Tiny houses	COLTENS AT USANIA AND SAN ACCURA	COMPANY TRANSPORTED A COMPANY OF	all of the Constant of the Section	nervisehodynikatieraw staten	Transfer to Annie Continue Met Robert	frodision mortalismuotat augs t	tice on a protocologies and second carrie	***Cutturtionaucoscure*timosp	TAX PRECONSECUTION OF THE PROPERTY LINES	Section 538
Townhouses	Direction of the second	Contract of the Management of the		Auritative at Management of the			The result of th	The Military and Service Servi		Section 539
CIVIC AND INSTITUTIONAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Assisted living facilities		•						•	• ANCESHONERS	ALL BUTCH THE STANDARD COMMO
Cemeteries	AND TO A STATE OF THE PARTY OF	•	* S# Scale (SCO) (Secure Sales area)	Alasticka i injernyene e vezaja	•		•	•	•	Section 513
Charitable, fraternal, and social organizations	y application from the proper payment of the contraction of the contra	HOP CANTAGNACTIC COLL. MC. N	la lami post forma del coria, respir mass symmetra	udt tuefortidest dats de women	nued models reember 5 since No of Th	unic pre no de como de Salance, unas sed no el sum securi	Reference (MER) of the late substitute equal to according	TRANSPORTED AND ADDRESS OF THE SECONDARION		CONTRACTOR OF THE CONTRACTOR O
Churches		•	erenteeriteiseris musterin ons attob	CATTI (ITACABITANIA A PTYTOSA II			• Contraction of the contraction	•	•	ett tierprinsest til kanteer vidstnier der trev till tide, ken en bri mår ett julide nation till tide national
Clinics		•	Colonia in the Colonia Angles I residence	Warrages I Charles and Australia Con-	h(), 864 (mm (8) h (2 \$56,42 \$6,46) (m) (8 66,45 (m)	en al servicio de la compansión de seguir de la compansión de la compansión de la compansión de la compansión	minkeled out with size of the formation	OPPOSITE TO TO STATE OF THE STA	•	Make the class had become in the first annual contract of the
Correctional facilities	TAX CALL THE PARTY OF THE PARTY	•	enegra vehin day'i ini yan biro, i Birik wasi	Company of the second		installanti (Constituto auricita Activis) bassa	Annual Control of the	Value Million, Million State and	•	this direction was assistant and the second of the second
Daycare centers		WATER AND PROPERTY OF THE PERSON NAMED IN COLUMN 1	принципольный насамерное	ef (1,442 m) Nove employees #900 cost (2000)	CONTROL SECURIT PROJECTS HOW LIST UP 1.06 ; SE HOWLES	Physiological Company of the Company	THE STREET STREET			
Educational facilities	•		TRANSCOLORS OF THE STATE OF THE	and the second second second second	e alektronomon a tarbetto	ndija instalbar harmiya sakela	new/addisologies/2000/es		•	throff that and also a facility to the facility of the profession of the second and arrange (E.E. Million as all 1880)
Essential services	•		•	•	•				•	
Hospitals and medical facilities	•	•		NITOWARD WARREST CONTRACTOR	Elegent and the published the attractor	to the total and the second section in the face second			•	
Nursing/convalescent homes	CONTRACTOR OF THE STREET	CONTRACTOR OF THE PROPERTY OF	isin ham datatusi eskij atesti oʻra	Machini Magri Haril Mosenna	мантинентини	etarous ar recibilire an incinici na o	Casars di angentati canadis	THE WAR OF BUILDING STREET	SARAHARITAN KATHANASAN	apetit in all 1990. Mount and wire her belongered productively during
Parks and open space			maj vijing CDe Rhem Letony (3) ya wazi ne	of an Alexandry system of the same and	•	•		•	•	
Places of public assembly	**************************************	Prof. Science of the Mary Laborator As-	medical dispression for the plant of the second district	Section Colors and other some	NAME OF THE PARTY	TORRESPONDE MEJERTALAMONE ELEMAN	enews)mwellerille)	Committee of the section of the sect	•	Sa. Magamaning samata 1966 bantan at at Nasa Nasa Nasa La selaka annesian Alamanin Amerika annas annas
Public buildings and uses		INTERGRETATION PRODUCTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON	elaphyridd y phyriodaeth britanaethorso			A THE PERSON NAMED IN THE PERSON OF		•		от при при при на при
Rehabilitation centers					erechte ein bis purt was ood ontier floreische		The American Street Street Street Street			Service of the Control of the service of the servic
BUSINESS AND COMMERCIAL USES	C-1	C-2	C-3	l-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Adult-oriented establishments	NO PER DE LA SERVICIO	more producer while a place and		•	Physiological Strain.		N IN WATER STREET	Company Committee	100111111111111111111111111111111111111	Section 504
Animal and veterinary		When the latest stage, and in the electrical	(Mineral Internal Int	AND THE MANY OF THE PARTY OF TH	ANT CAPTAINERS COMMISSION	The bottom with the large base.	nana Anni (10) in traditionee discussion	edi denemas (En enero das	and a transfer of the same of	Section 505

facilities (indoor)		Name of the lates								
Animal and veterinary		•						THE RESIDENCE OF THE PARTY OF T	***************************************	Coction FOE
facilities (outdoor)										Section 505
Artisan workshops	•	•		•			THE COLUMN ASSESSMENT AND THE	index de produciente de la companya	OOM AND THE CHARLES HE AND THE COOK AT AN OTHER	Section 506
Automotive fuel sales		•	•		ATTENNA III-ABAA AAAAA XII AA			THE COMMON THE STATE OF STATE AND A STATE OF STATE AND A STATE AND	and their seasons in control of control of	Section 507
Automotive body shops	NATIONAL PROPERTY OF THE PROPE				threefishera-scarttoocenoocco	NATIONAL PROPERTY OF THE SECOND	CONTENTS SELECTION OF MANAGEMENT AND ASSESSMENT OF THE PROPERTY OF THE PROPERT	BOATO TO CONTROL OF SERVICE TO CONTROL	SSEE MICCOLLINESS KIETE LE STEVENS (CO.) LINES	Costion E09
and service facilities										Section 508
Automotive wash facilities		•	•	A STATE OF THE STA				The Burnish of Photograp (Subjections of	Province about the part of the final layor	Section 509
Banks and financial institutions	•	•		a a Timbadhagan ann a gcainn, fhrair a mar a damhagan rhainn.				MONORAL MANAGEMENT AND	AND ADDRESS OF THE PARTY OF THE	
Bed and breakfasts	•	•	The fact of the fa	- The Control of the	Harrison Malan Mar, Assaulan Janus Assault	•	THE COMMENT OF THE STATE OF THE	•		Section 510
Breweries and distilleries	•	•	•	•	MAN CHARLES STATE AND CONTROL TO SEASON OF SEA	OF THE SHOP OF THE SHOP OF THE SHOP	account for the artificial fear and connections	WWW.com.Company.com.com	COTOR ELEMENT HIS CONTROL THE CONTROL TH	Section 511
Business and professional offices	•	•			Control and Address of the con-	A PARTICIPATION OF THE PARTICI	ALUEL PROBLEMENT WORKS ON	CONTRACTOR OF STREET STREET, ST. CO.	**************************************	
Commercial kennels	THE GROUP OF EAST OF THE COST AND THE COST	them cometed manage page below	and an incident of supply and an area of supply and an	•			Through philosophists were week a room	***************************************		Section 515
Commercial recreation and leisure			Elithicitic accumulation (All Control accumulation) (All Control accumulati	# CONTRACTOR # CON	in the trade is a second or a second		Maria Cara Cara Cara Cara Cara Cara Cara		and the contract of the contra	C+: F4/
activities										Section 516
Convenience stores	•	Microsophin 473, Annabased	THE REAL PROPERTY OF THE PERSON NAMED AND ADDRESS OF THE PERSO	BEHNAMUSELIYAN MARKUTAN MUSELIM SALAK	Augus, John Dans, Denies	O haracontes como como como como como como como com	NECESSARY THE WAS TRUSTED IN LINE	COMMIT WILLIAM HECHMAN IN WHITE	nnithines dices is exemple conset collecte	Section 517
Drug stores and pharmacies	•		undirection of the contraction o	Michigan Commission (Commission Conference on Commission Commissio	TITALINING TORTHOLOGICAL NO TORALIS (SPACE)	nam-Blandinin movement in clinic services become	elak terakan kalandar kelal terak an	tingen maket kand tin je ti kring volute.	Philosophia de la companie de la collec	A COLUMN TO THE THE PARTY OF TH
Flea markets		•		Samura de Samura de Carlos			Net House the American Control Committee (According	MRROOM SACTHERS ON BY NAMED BY STOLES	til såvenisket skriverppelikeppe	
Funeral homes	•	•						***************************************		
Golf courses and country clubs		•			•	•	•	•	•	The Control of the Co
Greenhouses and nurseries	•		N. W.	- CONTRACTOR CONTRACTO	•	•		•		Section 519
Health clubs, spas, gyms	•	•	Continue de Section de la constitución de la consti	eletin und für eletin von von versionet han sonake	ar den et of the decision of the control of the con	A STATE OF THE PARTY OF THE PAR	an or have contain this by doctors.	n este est en est (en est en la est en	versioned and described in the description	
Hotels and motels	•	•	•		National Processing Confederation Confederation (Confederation Confederation Confedera	MA POSTER DESCRIPTION APPLICATE CHARLES AND APPLICATE CONTRACT OF THE POSTER APPLICATE CONTRACT OF	Section and the majoration	A A CONTRACTOR SOMEON CONTRACTOR OF THE CONTRACT	•	Section 521
Liquor stores	•	•	HINE WAS ARRESTED AND ADDRESS OF THE PARTY O	re a 2000 (200 - 00 Principal (CVP) (100 a 40 K.c.) a c	and the second second second second		CONTROL LANGUAGE CONTROL PROGRAMMENTO CONTROL PROGRAMMENTO CONTROL PROGRAMMENTO CONTROL PROGRAMMENTO CONTROL P	California (California)		Section 523
Mobile home and RV sales	HORSEN PROCESSION OF THE SE	•	WARROOM CONTRACT MORNING THE COLLECTION OF THE	•	int into employed only corpored consignor	CUL ESCOPIC RIPPOS COMPINIONEN SAFORMANION	Betiessen kortenstreeting	error from all medical revious solutions on	Note a del transituramie deleto cere inter deleto circo si	medici dici sel seksimbili delimingan sen chekano krabina kressingan resching ayara
Personal service establishments	•		a The Miss County Settle Benefit and Sedicontinues county	and the second of the second o	international desirable and the construction of the construction o	observer and other in abortion a Mosco of Bosoc		West Australian Beller	CONTRACTOR OF THE PROPERTY OF	Section 528
Restaurants, excluding drive-ins and drive-throughs	sone-emineral directors. Displanes with sen	•	•						the Copy of State of Tripping to purple the Tripping of the State of t	Section 531
Restaurants, including drive-ins	A CONTRACTOR CONTRACTOR SPECIAL SPECIA			and the Marian of the second of the second of the second		and an electric decreased, decre as regress for the		NAME OF THE PROPERTY OF THE PERSON NAMED IN		
and drive-throughs			•							Section 531
Retail and commercial uses	•		March of the order		malifian Turkiya mana sabiya sabiki sabik	The second secon	Maria - natagood natabo a elembara		Western Colon Street Street Street Street	
Rooming/boarding houses	•	OPEN KOMBOGET PETER PETE	MANUSCH PROMILIERS BAR ANG	Kong Com St. H. waste Christophalmoursen	er Europi elektronia Nacionalizatione. Il subsection	CORPORATION MATERIAL SUBSTITUTION SAME	elina ini lantetti mentaliyahan	• • • • • • • • • • • • • • • • • • •	O TOTAL TOTA	Section 510
Service commercial uses	•	•		Tokk have resident for an in-	IS THE BUSINESS OF THE PROJECT WATER	unication (construction of the construction of	meganizan biranturi unan Miskipasi Jawa sew	manufad y New men ye och trock does	and instruction of the met local transcent statement	APA I describita e distrito suali distrito di una 11 de describita de concessional del como de la como de la c
Shooting ranges	AMERICAN AND THE PROPERTY OF T	•	llacioni in potenti internazioni in menerali (in unda p		work/del/felectroscomestative-wicotto-de	o e alema contributa caso abrontos al cos	CONSTRUCTOR CONTRACTOR AND	The Management of Africa New Yorks	Marie and antique of the second are to a co	Section 533
Theaters	•	•		harmine the second of the seco				****	•	73.0 (A. 1). (
Truck stops and fueling stations	(PANALOGENERAL SANALANA) ANGELIA SA	a di pris sandot sell'illeri i a havdadha esser			e nevertal sent annual to the	and constitution of the co	Address Strategraph agon a	ar a mariante dans ar mariante de ser de la companya de la company	et de las ethicias e la estidade a ca	Section 540
Truck service facilities	American constitution to the State of Malaysia.	ti di territori di sala di	We have a sure of the control of the	•	accompany to the transfer over the test		EN SULLMARKER SWAREHOUSE CHAPE	CONTRACTOR AND	Marie et en rein and contact accession accession and contact accession acces	Section 540
Vohislosslas and roots	No. of the second second second second			**************	PERSONAL PROPERTY OF THE PARTY	etalani etalan etal	PROPERTY OF THE PARTY OF THE PA	Galline Michigan www.commencer.ex	Market Strate Control Strategy	

Section 541

Vehicle sales and rental

Wholesale sales

INDUSTRIAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
General warehouses		DESCRIPTION OF THE PROPERTY OF	PERMITTANA	•	AND A PROPERTY AND THE	Kini di angaratan	Anna Security Sec. 2 (197)		DA CONTRACTOR	
Hazardous and flammable materials sales and storage				•				an series MA & series continues and a Member and A for an		Section 520
Heavy vehicle and equipment service facilities	e belefe born fer van die bevoor kunst van die sterren van die bevoor ken die sterren van die bevoor die sterre		меробеило сило в очениций очениций и в посито	est de america de manuel de la compacta de cabreco	er yezhoù en eus		geomhallerus arthreesungs	no de principa de presidente de la compresión de la compr	o o o o o o o o o o o o o o o o o o o	noverlande het Zanasia saansia valentarinni van eta valenda ja valenda ja valenda ja valenda ja valenda ja val
Industrial uses and services	North School of Tolker (Wilches IV Ro	entential records and comment		•		AND STREET, ST	Clauded American Section (Control of Control	New Print, and public New York Street		ega destreta ha estado a serciciones acresion (10) con astrono (14) heren distributo (14) e contracion
Junkyards	Cophicologica amenicay of annuminating	Sealth and the Sealth participation of the Sealth S	Marie and Asset Paper Service	•	and the second statement of the second		arkatekan di disempah terminan di dalam			Section 522
Self-storage facilities	January and Green, St. America	•	o Military and Joseph Andrew Andrew Court	•	option (the factor) of the comment of the field	Committee Constitution (Constitution of the Paris	e general il man encolor y coloradità e material incol	and the second s	the parties of the behavior of the religion of the parties of the	Section 532
Wrecker services										Section 542
OTHER LAND USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Accessory structures and uses	•	•	•	•	•	•	•	•	•	Section 502
Agricultural Uses	THE REPORT OF THE PERSON OF TH	•	T131440.004401011111144.03211304	SETTIONER SOLVENSON PROPERTY.	THE CONTRACT OF STREET	AND THE PERSON NAMED OF TH	earth tallanders to the month and the control	**************************************	NAMES OF THE PARTY	Section 503
Billboards				•						Section 908
Campgrounds	<del>Mariakania (musebo</del> di scontra	One of the last of	Calculations are entitle for the calculation of the	u primir i artekalaro xuurti (vuosuos daus nova	nche presidente engande Nec sourtain	HARMANIA SOLINOS NACIONAS LA NOVATRAS S	construent autor non accommission con	•	feliacione e formación de la martina de la m	Section 512
Cluster developments	one there is the my with all provided in the	•	**************************************	STANDARD CONTRACTOR CONTRACTOR CONTRACTOR	•	•		•		Section 514
Planned unit developments (PUDs)	Committee of Afficiant Committee of Committe	No interest of Minagenese could residue of the	and the second second second second		•	other received in Auditories and well-become for	•	•	•	Section 529
Recreational vehicles (RVs)	R-NECTHE PERSONNELS WATER CONTROL OF THE	EGENCENONIC SERVICE CONTROL SECURIC SECURI	Sektownies tu <del>nd</del> ersenstast schroomust	ech di whicherty (i.m. sizzesome					•	Section 530
Signs, excluding billboards	•	•	•	•	•	•	•	•	•	Chapter 9
Swimming pools	CONTRACTOR CONTRACTOR	CONTROL SINCE SERVICE AND ADDRESS OF THE SERVICE	•	CHEST SELS TIME CONTRACTOR PROPERTY		MICHAEL STANFOLD	•		· · · · · · · · · · · · · · · · · · ·	Section 534
Telecommunications facilities	•	•		•	•		•	•		Section 535
Temporary uses		•	•		•	•	•	•	•	Section 537

<sup>\*\*</sup>Uses highlighted in green shall only be granted upon approval of a special exception, per section 1107